

1 BILL NO. ~~B~~<sup>B</sup>80-06- 19

2 DECLARATORY RESOLUTION NO. ~~D~~<sup>D</sup> 69-80

3  
4 A DECLARATORY RESOLUTION designating  
5 an "Urban Development Area" under  
6 I.C. 6-1.1-12.1.

7 WHEREAS, Control-Walter-Sunbelt, an Indiana general  
8 partnership, duly filed its petition dated May 23, 1980, to  
9 have the following described property designated and declared  
10 an "Urban Development Area" under Division 6, Article II,  
11 Chapter 2 of the 1974 Municipal Code and I.C. 6-1.1-12.1,  
12 to-wit:

13 Lots 93, 94, 95, 96, East 1/2  
14 of 97, East 1/2 of 129, 130 and  
15 131 and the vacated alley adjoining  
16 in Samuel Hanna 1st Addition to the  
17 City of Fort Wayne, Indiana, accord-  
18 ing to the recorded plat thereof,

19 located at and commonly known as:

20 300 East Washington Boulevard,  
21 Fort Wayne, Allen County, Indiana;  
22 and

23 WHEREAS, it appears that said petition should be pro-  
24 cessed to final determination in accordance with the provi-  
25 sion of said Division 6.

26 NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
27 THE CITY OF FORT WAYNE, INDIANA:

28 SECTION 1. That, subject to the requirements of Section  
29 2 below, the above described property is hereby designated and  
30 declared an "Urban Development Area" under I.C. 6-1.1-12.1.

31 SECTION 2. That the foregoing is subject to:

32 (a) An affirmative ("Do Pass") recommen-  
dation by the Fort Wayne Redevelopment  
Commission, after due hearing, analysis  
and study in accordance with the provi-  
sions of Division 6, Article II, Chapter 2

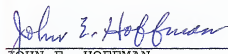
1 of the Municipal Code of the City of  
2 Fort Wayne, Indiana of 1974.

3 (b) Final confirmation hereof by due passage  
4 upon the final vote hereon.

5 SECTION 3. That this Resolution shall be effective  
6 upon passage and approval by the Mayor.

7   
8  
9 \_\_\_\_\_  
10 COUNCILMAN

11 APPROVED AS TO FORM AND  
12 LEGALITY JUNE , 1980.

13   
14 \_\_\_\_\_  
15 JOHN E. HOFFMAN  
16 City Attorney  
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Read the first time in full and on motion by E. Stark, seconded by Gelinas, and duly adopted, read the second time by title and referred to the Committee Regulation (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, 19\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

DATE: 6/24/80

Charles W. Westerman  
CHARLES W. WESTERMAN  
CITY CLERK

Read the third time in full and on motion by E. Stark, seconded by Stark, and duly adopted, placed on its passage. PASSED (~~LEFT~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>7</u>	<u>      </u>	<u>1</u>	<u>1</u>	<u>      </u>
<u>BURNS</u>	<u>      </u>	<u><del>      </del></u>	<u>X</u>	<u>      </u>	<u>      </u>
<u>EISBART</u>	<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>GIAQUINTA</u>	<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>NUCKOLS</u>	<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>SCHMIDT, D.</u>	<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>SCHMIDT, V.</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>X</u>	<u>      </u>
<u>SCHOMBURG</u>	<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>STIER</u>	<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>TALARICO</u>	<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>

DATE: 5-9-80

Charles W. Westerman  
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL)

(APPROPRIATION) ORDINANCE (RESOLUTION) No. B-69-80

on the 9th day of September, 1980.

ATTEST:

(SEAL)

Charles W. Westerman  
CHARLES W. WESTERMAN - CITY CLERK

John Nuckols  
PRESIDENT OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 10th day of September, 1980, at the hour of 11:30 o'clock PM M., E.S.T.

Charles W. Westerman  
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this 12th day of Sept. 1980, at the hour of 10 o'clock AM M., E.S.T.

Winfield C. Moses, Jr.  
WINFIELD C. MOSES, JR.  
MAYOR

Hdt, Request: Gary  
Wasson  
Redevelopment  
9/6/80

BILL NO. R-80-06-19

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS REFERRED AN  
ORDINANCE A Declaratory Resolution Designating an "Urban  
Development Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

BEN EISBART, CHAIRMAN

JOHN NUCKOLS, VICE CHAIRMAN

JAMES S. STIER

SAMUEL J. TALARICO

DONALD J. SCHMIDT

Ben Eisbart  
John Nuckols  
James S. Stier  
Samuel J. Talarico  
Donald J. Schmidt

9-9-80  
DATE 9-9-80 CONCURRED IN  
CHARLES W. WESTERMAN, CITY CLERK



OFFICE OF THE CITY CLERK

THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

charles w. westerman, clerk -:- room 122

Rec'd 5/27/80  
3:10 PM.  
[Signature]

May 27, 1980

Mr. John E. Hoffman  
Attorney At Law  
Hoffman, Moppert & Angel  
Suite 1212  
Anthony Wayne Bank Building  
Fort Wayne, Indiana 46802

Dear Mr. Hoffman:

Please find enclosed an Application for consideration for designation as an urban development area with attached receipt for the \$50.00 filing fee from Holiday Inn - Downtown - Central-Walter-Sunbelt Partnership.

As per procedure established by Resolution No. R-80-79, I am requesting that your department prepare a Declaratory Resolution, which designates an "urban development area" (qualification for tax abatement), should be prepared in accordance with Resolution No. R-80-79 and Public Law No. 69, Acts of 1977, as amended by Public Law No. 56, Acts of 1979.

Sincerely yours,

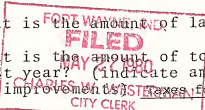
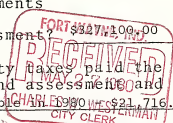
*Charles W. Westerman*

Charles W. Westerman  
City Clerk

CWW/mbv  
Enclosures

APPLICATION FOR CONSIDERATION FOR  
DESIGNATION AS AN URBAN DEVELOPMENT AREA

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

1. Address of Property \_\_\_\_\_  
300 East Washington Boulevard  
Fort Wayne, Indiana 46802  
  
Street Boundaries (if applicable) \_\_\_\_\_  
Southwest corner Washington Boulevard  
2nd Lafayette Street  
\_\_\_\_\_
2. Legal Description of Property \_\_\_\_\_  
Lots 93, 94, 95, vacated alley, 96,  
and East 1/2 of Lot 97, Samuel Hanna 1st  
Addition, and,  
\_\_\_\_\_  
East 1/2 Lot 129, vacated alley, 130,  
131, and 132 Samuel Hanna 1st Addition  
to the City of Fort Wayne  
\_\_\_\_\_
3. Township Wayne
4. Taxing District 91
5. Current Zoning District B3A
6. Variance Grant (if any) \_\_\_\_\_  
None  
\_\_\_\_\_
7. Owner(s) Central-Walter-Sunbelt  
Partnership, an Indiana General  
Partnership
8. Address of Owner(s) \_\_\_\_\_  
300 East Washington Boulevard  
Fort Wayne, Indiana 46802  
\_\_\_\_\_
9. Telephone Number \_\_\_\_\_  
(219) 422-5511
10. Agent of Owner (if any) \_\_\_\_\_  
James P. Pion  
\_\_\_\_\_
11. Address 300 East Washington Blvd  
Fort Wayne, Indiana 46802
12. Telephone Number \_\_\_\_\_  
(219) 422-5511
13. Relationship of Agent to  
Owner Resident Agent
14. Instrument Number of  
Commitments or Covenants  
Enforceable by City (if  
any) \_\_\_\_\_
15. Current Use of Property  
(a) How is property presently used? Vacant Hotel and Parking Lot  
\_\_\_\_\_  
\_\_\_\_\_  
(b) What structure(s) (if any) are on the property? 13 story, 228  
room hotel  
\_\_\_\_\_  
\_\_\_\_\_  
(c) What is the condition of this structure/these structures?  
Undergoing reconstruction. Building closed for past 4 1/2 years due to  
fire.  
\_\_\_\_\_
16. Current Assessment on Land and Improvements  
(a) What is the amount of latest assessment? \$327,100.00  
  
(b) What is the amount of total property taxes paid the immediate  
past year? (Indicate amount of land assessment and assessment  
on improvements.) \$21,716.08  


17. Description of Project The former Sheraton Hotel was closed in 1975 because of fire damage. The property remained boarded and vacant until the present reconstruction program was started. The hotel will reopen as the Holiday Inn - Downtown. It will contain 228 guest rooms including 10 two room suites. There will be several areas for dining, entertainment, and meetings.
18. Development Time Frame
- (a) When will physical aspects of development or rehabilitation begin? The reconstruction has been underway for several months.
- (b) When is completion expected? Late summer 1980
19. Cost of project (not including land cost) In excess of \$5,000,000.00
20. Permanent Jobs Resulting from Completed Project
- (a) How many permanent employees will be employed at or in connection with the project after it is completed? Directly employed in the hotel will be between 125-150 persons filling new job opportunities.
- (b) What kind of work will employees be engaged in? Full range of employee requirements for operating a first class hotel.
- (c) How many jobs new to Fort Wayne will be created as a result of project completion? Directly in hotel 125-150. Indirectly by suppliers, vendors, contractors, etc. is unknown.
21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) No additional municipal services are required. City cooperation and assistance for the beautification and improvements along Barr, Washington, Jefferson and Lafayette Streets is anticipated.
22. Undesirability for Normal Development
- What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? The property has remained vacant for almost five years. Normal development and occupancy was not present---evidenced by the long vacancy. Tax assessments are only a fraction of the potential value after improvements. Previously, satisfactory financial commitments have not been available.
23. Furtherance of City Development Objectives (circle letter and explain)
- (a) Will the project improve utilization of vacant under-utilized land? Much of the land was only partially used because of vacant and unused status of improvements.
- (b) Will the project improve or replace a deteriorated or obsolete structure? Substantial improvement is being realized in the hotel. Deterioration has stopped and values will be increasing upon the completion of improvements and the opening of the hotel

(c) Will the project preserve a historically or architecturally significant structure? No

(d) Will the project contribute to the conservation and/or stability of a neighborhood? The neighborhood will be substantially improved by converting the vacant building into a modern, beautiful hotel, providing pleasing aesthetics and job opportunities to the neighborhood residents.

(e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? Yes, the building exterior will be completely repainted, drives repaved, and the block landscaped to the extent the grounds are part of the hotel property.

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

           Yes       x       No

25. Financing on Project

What is the status of financing connected with the project? Financing has been completed. A City of Fort Wayne Economic Development Bond issue has been approved and sold to American Fletcher National Bank in Indianapolis. Funds for development not provided in the bond issue are available, in hand, from the owners.

I hereby certify that the information and representations on this Application are true and complete.

Central-Walter-Sunbelt General  
Partnership

Signature(s) of Owner(s)

May 23, 1980

Date

BY:

James P. Pion, Vice President  
Sunbelt Hospitality Corp.,  
General Partner



CITY CLERK'S OFFICE  
Room 122 City-County Bldg.  
One East Main Street

Fort Wayne, Indiana 46802

NO. 3

May 27 1980

RECEIVED FROM Haledone, Inc. - Insurance  
Control - Walter - non-belt Partnership  
- 5.00 and 5.00 DOLLARS

Filing Fee - Lat. Statement

Account Total \$ 50.00

Amount Paid \$ 50.00

Balance Due \$ 0.00

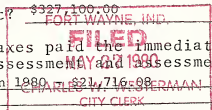
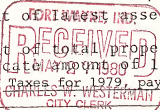
Charles W. Ratterman

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

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East ½ Lot 129, vacated alley, 130,  
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to the City of Fort Wayne  
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Taxes for 1979, payable in 1980  
CHARLES W. WESTERMAN  
CITY CLERK



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Will this project require a rezoning, variance, or approval before construction is initiated?

           Yes       x       No

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What is the status of financing connected with the project? Financing has been completed. A City of Fort Wayne Economic Development Bond issue has been approved and sold to American Fletcher National Bank in Indianapolis. Funds for development not provided in the bond issue are available, in hand, from the owners.

I hereby certify that the information and representations on this Application are true and complete.

Central-Walter-Sunbelt General  
Partnership

Signature(s) of Owner(s)

May 23, 1980

Date

BY: 

James P. Pion, Vice President  
Sunbelt Hospitality Corp.,  
General Partner

RESOLUTION OF FORT WAYNE REDEVELOPMENT  
COMMISSION, GOVERNING BODY OF CITY OF  
FORT WAYNE, DEPARTMENT OF REDEVELOPMENT  
RECOMMENDING TO THE COMMON COUNCIL OF  
THE CITY OF FORT WAYNE ADOPTION OF THE  
DECLARATORY RESOLUTION DESIGNATING A  
PARCEL OF REAL ESTATE AS AN URBAN  
DEVELOPMENT AREA

---

WHEREAS, following the introduction of a Declaratory Resolution by the Common Council of the City of Fort Wayne concerning an abatement of taxes for certain "urban development areas", said Resolution was forwarded to the Fort Wayne Redevelopment Commission for a public hearing and recommendation to the Common Council of the City of Fort Wayne; and

WHEREAS, the Fort Wayne Redevelopment Commission caused notice of the introduction of said Resolution, and purport thereof, to be published, and notice of the fact that maps and plats could be inspected together with said Declaratory Resolution at the office of the Redevelopment Commission, and that a public hearing would be held on August 11, 1980 at 7:00 P.M. (EST) in the Board of Works Hearing Room of the City-County Building in the City of Fort Wayne, Indiana, at which Hearing remonstrances and objections from persons interested in or affected by the proceedings pertaining to the Declaratory Resolution would be received and heard by the Commissioners and the Commissioners after considering the same would take final action either approving, or modifying and approving, or rescinding the Declaratory Resolution, which notice was published in the Fort Wayne Journal-Gazette and the Fort Wayne News-Sentinel once each week for two (2) consecutive weeks, the last publication in each instance being at least ten (10) days before the date fixed for the hearing; and

WHEREAS, said public hearing was held on August 11, 1980 at the time and place mentioned in the public notice; and

WHEREAS, at said meeting, the Commission stated that it would, and it did, afford an opportunity to all persons and organizations, including representatives of organizations, to express their views with respect to said Declaratory Resolution; and

WHEREAS, the Commission requested all persons desiring to file written remonstrances or objections to do so at said meeting; and

WHEREAS, the Commission has heard all persons who have expressed views or voiced any objections to said Declaratory Resolution, has considered their objections so voiced, and therefore, the Commission is prepared to take final action on said Declaratory Resolution; and

WHEREAS, the Commission, after careful consideration of comments and objections made at said hearing and upon further review of the entire proceedings, finds that the following-described parcel of real estate lies within a geographic area located within the corporate limits of the City of Fort Wayne which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property, to-wit:

Lot 9  
Hanna-Creighton Subdivision  
Section 2

located at and commonly known as:

1111 Wallace Street

NOW, THEREFORE, BE IT RESOLVED that the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment, does hereby find and recommends designation of the above-described parcel of real estate in the City of Fort Wayne, Indiana, as an "urban development area" for purposes of I.C. 6-1-12.1, as enacted by the General Assembly of the State of Indiana.

BE IT FURTHER RESOLVED that the Commission now declares that the above-described parcel of real estate lies within a

geographic area within the corporate limits of the City of Fort Wayne, which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property.

BE IT FURTHER RESOLVED that the above-described parcel of real estate and the proposed use of the parcel for redevelopment or rehabilitation are in furtherance of the City development objectives.

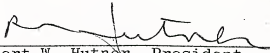
BE IT FURTHER RESOLVED that the designation "urban development area" shall be effective only:

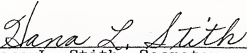
- (1) relative to the projects of redevelopment or rehabilitation described by the property owners in data and documentation submitted to the Common Council of the City of Fort Wayne,
- (2) If said project for redevelopment or rehabilitation is initiated within two (2) years from the date of this designation, and
- (3) for a period of ten (10) years after the date of this designation.

BE IT FURTHER RESOLVED that the adoption of the Declaratory Resolution designating said parcel of real estate as an "urban development area" is now hereby recommended to the Common Council of the City of Fort Wayne.

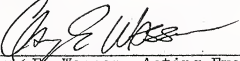
ADOPTED at a public meeting of the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment in the Board of Works Hearing Room on the 9th Floor of the City-County Building in the City of Fort Wayne, Indiana, which meeting was called and held at 7:00 P.M. (EST) on August 11, 1980 and duly recorded in the records of said Fort Wayne Redevelopment Commission.

FORT WAYNE REDEVELOPMENT COMMISSION

By   
Robert W. Hutner, President

By   
Hana L. Stith, Secretary

ATTEST:

  
Gary E. Wasson, Acting Executive Director

ADOPTED August 11, 1980



CERTIFICATE OF RECORDING OFFICER

I, Hana L. Stith, the duly appointed, qualified,  
and acting Secretary of the Fort Wayne Redevelopment Commission,  
do hereby certify that the attached Resolution is a true and  
correct copy of a Resolution adopted at the Regular  
Meeting of the Fort Wayne Redevelopment Commission, Governing  
Body of the City of Fort Wayne, Department of Redevelopment,  
held on the 11th day of August, 1980 at  
7:30 P.M.

IN TESTIMONY WHEREOF, I have hereunto set my hand this

11th day of August, 1980.

Hana L. Stith  
Hana L. Stith, Secretary

RESOLUTION OF FORT WAYNE REDEVELOPMENT  
COMMISSION, GOVERNING BODY OF CITY OF  
FORT WAYNE, DEPARTMENT OF REDEVELOPMENT  
RECOMMENDING TO THE COMMON COUNCIL OF  
THE CITY OF FORT WAYNE ADOPTION OF THE  
DECLARATORY RESOLUTION DESIGNATING A  
PARCEL OF REAL ESTATE AS AN URBAN  
DEVELOPMENT AREA

---

WHEREAS, following the introduction of a Declaratory Resolution by the Common Council of the City of Fort Wayne concerning an abatement of taxes for certain "urban development areas", said Resolution was forwarded to the Fort Wayne Redevelopment Commission for a public hearing and recommendation to the Common Council of the City of Fort Wayne; and

WHEREAS, the Fort Wayne Redevelopment Commission caused notice of the introduction of said Resolution, and purport thereof, to be published, and notice of the fact that maps and plats could be inspected together with said Declaratory Resolution at the office of the Redevelopment Commission, and that a public hearing would be held on August 11, 1980 at 7:00 P.M. (EST) in the Board of Works Hearing Room of the City-County Building in the City of Fort Wayne, Indiana, at which Hearing remonstrances and objections from persons interested in or affected by the proceedings pertaining to the Declaratory Resolution would be received and heard by the Commissioners and the Commissioners after considering the same would take final action either approving, or modifying and approving, or rescinding the Declaratory Resolution, which notice was published in the Fort Wayne Journal-Gazette and the Fort Wayne News-Sentinel once each week for two (2) consecutive weeks, the last publication in each instance being at least ten (10) days before the date fixed for the hearing; and

WHEREAS, said public hearing was held on August 11, 1980 at the time and place mentioned in the public notice; and

WHEREAS, at said meeting, the Commission stated that it would, and it did, afford an opportunity to all persons and organizations, including representatives of organizations, to express their views with respect to said Declaratory Resolution; and

WHEREAS, the Commission requested all persons desiring to file written remonstrances or objections to do so at said meeting; and

WHEREAS, the Commission has heard all persons who have expressed views or voiced any objections to said Declaratory Resolution, has considered their objections so voiced, and therefore, the Commission is prepared to take final action on said Declaratory Resolution; and

WHEREAS, the Commission, after careful consideration of comments and objections made at said hearing and upon further review of the entire proceedings, finds that the following-described parcel of real estate lies within a geographic area located within the corporate limits of the City of Fort Wayne which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property, to-wit:

Lot 9  
Hanna-Creighton Subdivision  
Section 2

located at and commonly known as:

1111 Wallace Street

NOW, THEREFORE, BE IT RESOLVED that the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment, does hereby find and recommends designation of the above-described parcel of real estate in the City of Fort Wayne, Indiana, as an "urban development area" for purposes of I.C. 6-1-12.1, as enacted by the General Assembly of the State of Indiana.

BE IT FURTHER RESOLVED that the Commission now declares that the above-described parcel of real estate lies within a

geographic area within the corporate limits of the City of Fort Wayne, which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property.

BE IT FURTHER RESOLVED that the above-described parcel of real estate and the proposed use of the parcel for redevelopment or rehabilitation are in furtherance of the City development objectives.

BE IT FURTHER RESOLVED that the designation "urban development area" shall be effective only:

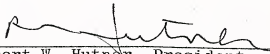
- (1) relative to the projects of redevelopment or rehabilitation described by the property owners in data and documentation submitted to the Common Council of the City of Fort Wayne,
- (2) If said project for redevelopment or rehabilitation is initiated within two (2) years from the date of this designation, and
- (3) for a period of ten (10) years after the date of this designation.

BE IT FURTHER RESOLVED that the adoption of the Declaratory Resolution designating said parcel of real estate as an "urban development area" is now hereby recommended to the Common Council of the City of Fort Wayne.

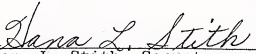
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FORT WAYNE REDEVELOPMENT COMMISSION

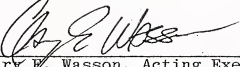
By

  
Robert W. Hutner, President

By

  
Hana L. Stith, Secretary

ATTEST:

  
Gary E. Wasson, Acting Executive Director

ADOPTED August 11, 1980

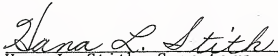
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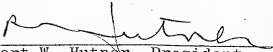
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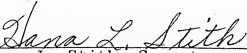
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- (2) If said project for redevelopment or rehabilitation is initiated within two (2) years from the date of this designation, and
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BE IT FURTHER RESOLVED that the adoption of the Declaratory Resolution designating said parcel of real estate as an "urban development area" is now hereby recommended to the Common Council of the City of Fort Wayne.

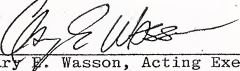
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FORT WAYNE REDEVELOPMENT COMMISSION

By   
Robert W. Hutner, President

By   
Hana L. Stith, Secretary

ATTEST:

  
Gary E. Wasson, Acting Executive Director

ADOPTED August 11, 1980

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Hana L. Stith  
Hana L. Stith, Secretary

**FORT WAYNE  
REDEVELOPMENT  
COMMISSION**

DATE: August 13, 1980  
TO: Councilman Benjamin A. Eisbart Chairman,  
Council Committee on Regulations  
FROM: Gary E. Wasson, Acting Executive Director  
SUBJECT: City Council Bill No. R-80-06-18  
Tax Abatement - 1111 East Wallace Street

Background

On June 24, 1980, Declaratory Resolution No. R-80-06-18 was introduced in City Council requesting designation of the property located at 1111 East Wallace Street (Ed and Mary Karns) as an "urban development area" for purposes of tax abatement. The Resolution was referred to the Regulations Committee. In accordance with Resolution No. 80-79, the Declaratory Resolution was then referred to the Redevelopment Commission for public hearing and recommendation.

Action

The Fort Wayne Redevelopment Commission conducted the public hearing on August 11, 1980. No one spoke in opposition to the abatement request.

Recommendation

Following the public hearing, the Redevelopment Commission, at their Regular Meeting on August 11, 1980 did adopt the attached Resolution No. 80-54 recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating;

Lot 9 Hanna-Creighton Sub., Sec. 2, located and commonly known as:

1111 East Wallace Street  
Fort Wayne, Allen County, Indiana 46803

as an "urban development area" for purposes of I.C.6-1.1-12.1, as enacted by the General Assembly of the State of Indiana.

Rationale

The Redevelopment Commission staff reviewed the aforementioned Application and found that:

The owners have just completed construction of a 6,200 square foot building at a cost of \$170,000 to house the offices and warehouses of their firm implement wholesale and distribution business. They currently employ 5 persons and permanent financing is in place.

It was the opinion of the Commission that the property at 1111 East Wallace Street qualifies as an "urban development area" in view of the fact that the proposal meets many of the objectives of the Redevelopment Commission, as stated in Resolution No. 78-5 authorizing implementation of procedures with regard to Public Law No. 69, as amended. The objectives, which are addressed by Mr. and Mrs. Karns Inc. proposal, are as follows:

**FORT WAYNE  
REDEVELOPMENT  
COMMISSION**

DATE: August 13, 1980  
TO: Councilman Benjamin A. Eisbart  
FROM:  
SUBJECT: Page 2

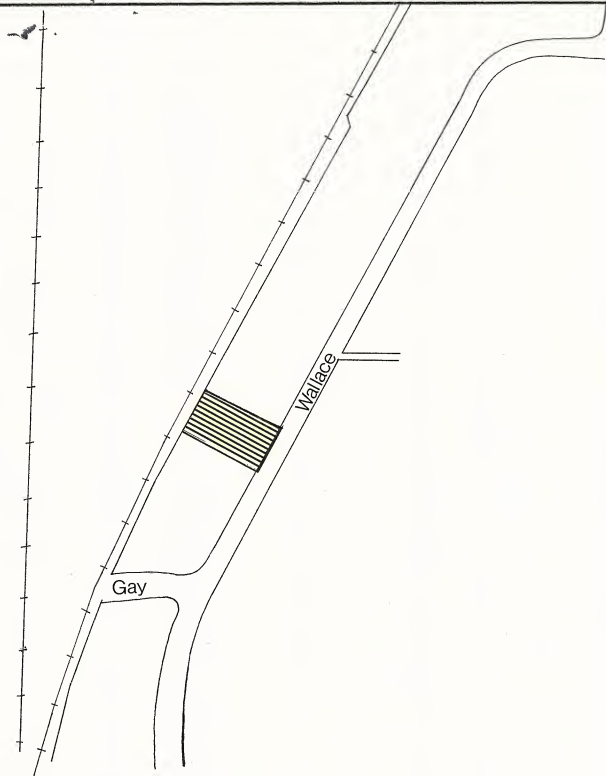
- (a) effective utilization of vacant or under-utilized land;
- (b) neighborhood conservation and stabilization;
- (c) improvement in the physical appearance of the City;
- (d) rehabilitation or replacement of obsolete or deteriorating structures;  
and
- (e) increase in employment.

Additional positive weight should be given to this proposal since:

1. The property is within a Redevelopment Project Area.

If you have any questions, please call this office.

GEW/jb  
Attachment



**FORT WAYNE  
REDEVELOPMENT  
COMMISSION**



**DATE PROJECT TITLE**  
**Aug. 1980 Tax Abatement**

1111 E. Wallace  
ED & MARY KARNS

**SCALE**

DIGEST SHEET

TITLE OF ORDINANCE: Declaratory Resolution

*B-80-06-19*

DEPARTMENT REQUESTING ORDINANCE: City Clerk's Office

SYNOPSIS OF ORDINANCE: A Declaratory Resolution designating an

"Urban Development Area" under I.C. 6-1.1-12.1

(The former Sheraton Hotel was closed in 1975 because of fire damage.

The property remained boarded and vacant until the present reconstruction  
program was started. The hotel will reopen as the Holiday Inn - Downtown.

It will contain 228 guest rooms including 10 two room suites. There  
will be several areas for dining, entertainment, and meetings.)

(The remodeling and opening of this facility is being financed in part  
by an Economic Development Commission loan previously approved by the  
Common Council.)

EFFECT OF PASSAGE: Reconstruction of a 13 story, 228 room hotel,  
creation of 125-150 new jobs.

EFFECT OF NON-PASSAGE: Reconstruction halted therefore delaying  
redevelopment and use of this property and creating no new jobs.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS): Reduction in  
real estate taxes on improvement on reducing percentage over ten  
years per I.C. 6-1.1-12.1-4.

ASSIGNED TO COMMITTEE: Regulations